

How to Nominate Public Land for a BLM Competitive Geothermal Lease Sale

August 24, 2011



Purpose

Given an area of geothermal interest, use plats, HI and LR2000 reports to nominate a parcel for inclusion in a competitive lease sale

Objectives

- Understand the impacts of plat notations
- Make land status determinations using the Land Status Records System
- Accurately write legal land descriptions and calculate acreage
- Use the LR2000 database to run reports to:
 - Determine if your parcel is already nominated
 - Determine what use authorizations already exist
 - Verify acreage

Public Lands and the Public Land Survey System

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Public Lands

- Any land and interest in land owned by the United States that are administered by the Secretary of the Interior through the Bureau of Land Management, without regard to how the United States acquired ownership, except for
 - 1) lands located on the Outer Continental Shelf
 - 2) lands held for the benefit of Indians, Aleuts, and Eskimos
- Includes public domain and acquired lands.

Public Domain Land

- Unappropriated land that is subject to sale or other disposal under the public land laws and is not reserved for any particular governmental or public purpose
- Comprised of lands that never left Federal ownership and lands in Federal ownership that were obtained by the Government in exchange for public domain lands or for timber on public domain lands.

Acquired Land

- Defined by the U. S. Department of the Interior as

"lands in Federal ownership which were obtained by the Government through purchase, condemnation, or gift, or by exchange for such purchased, condemned, or donated lands, or for timber on such lands"
- Public land laws are generally inapplicable to acquired lands

Management of Public Lands

The majority of public lands are managed by:

BLM

National Park Service

Bureau of Reclamation

Fish and Wildlife Service

Forest Service

The Bureau of Land Management

- The BLM is responsible for the administration and management of:
 - 245 millions acres of surface land
 - 700 million acres of mineral rights
- The BLM also maintains the legal status for 331 million acres of reservation created from public lands, such as the national parks, national wildlife refuges, and national forests.

History of the Public Land Survey System

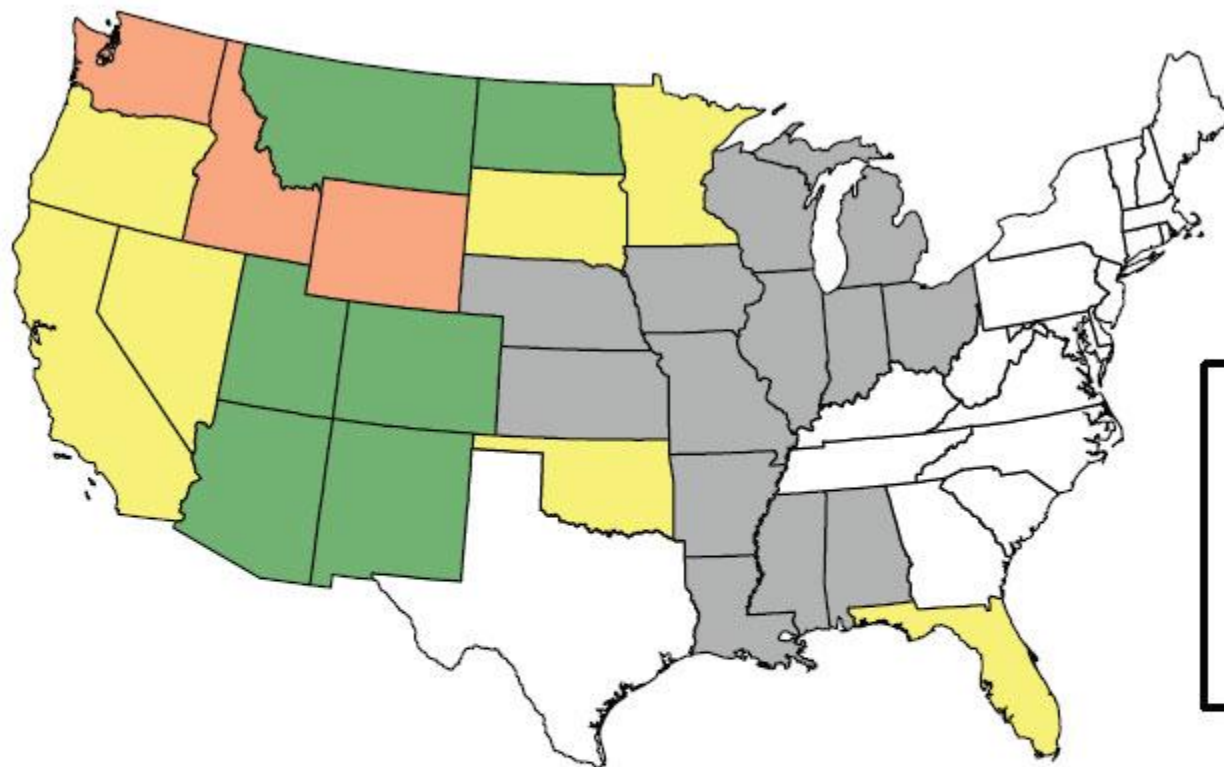
- Proposed by Thomas Jefferson, the PLSS began shortly after the Revolutionary War, when the Federal government became responsible for large areas west of the thirteen original colonies.
- The government wished both to distribute land to Revolutionary War soldiers in reward for their service, as well as to sell land as a way of raising money for the nation.
- Before this could happen, the land needed to be surveyed.

Legislation

- The Land Ordinance Act of 1785 provided for the systematic survey and monumentation of public domain lands
- The Northwest Ordinance of 1787 established a rectangular survey system designed to facilitate the transfer of Federal lands to private citizens
- Under Congressional mandate, cadastral surveys (surveys of the boundaries of land parcels) of public lands were undertaken to create parcels suitable for disposal by the Government

The Public Land Survey System

- The PLSS is a rectangular survey system that typically divides the land into 6-mile square townships, which are further subdivided into 1-mile square sections.
- All of the US is under the PLSS except for states that were a part of the thirteen original colonies, Texas and Hawaii



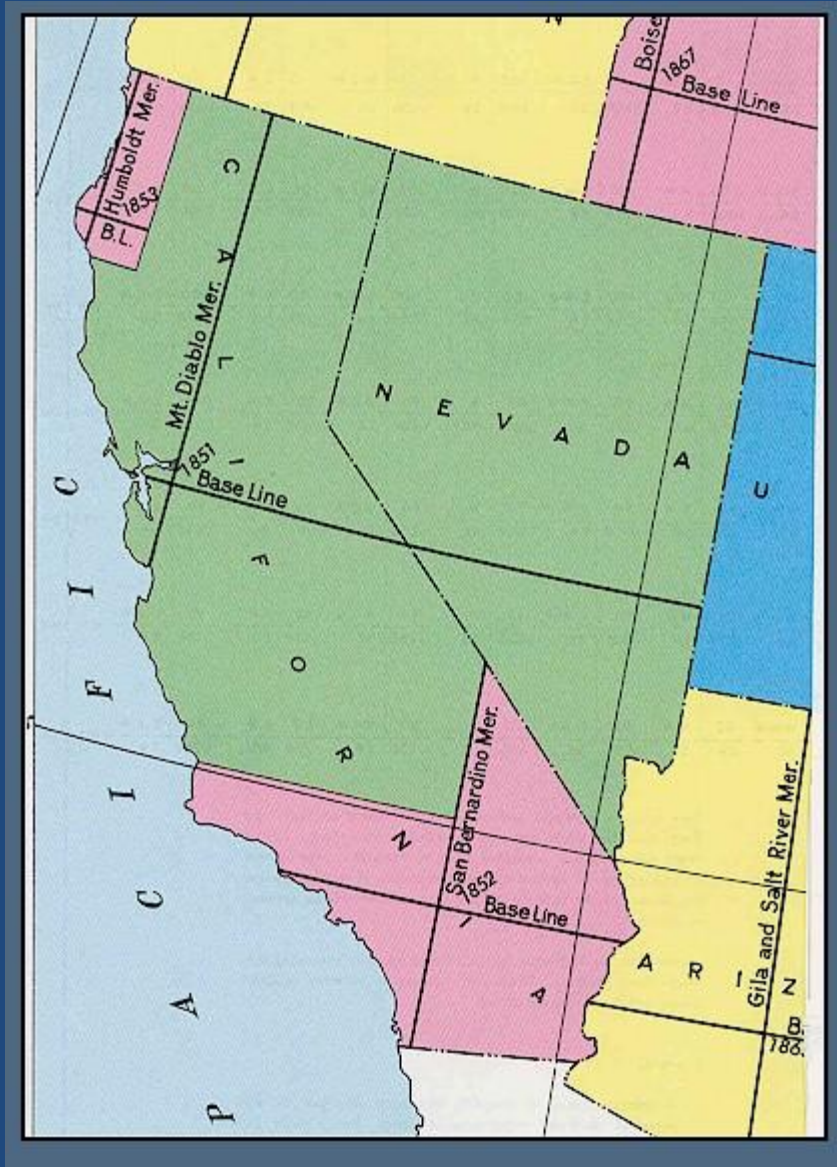
PLSS Standardization

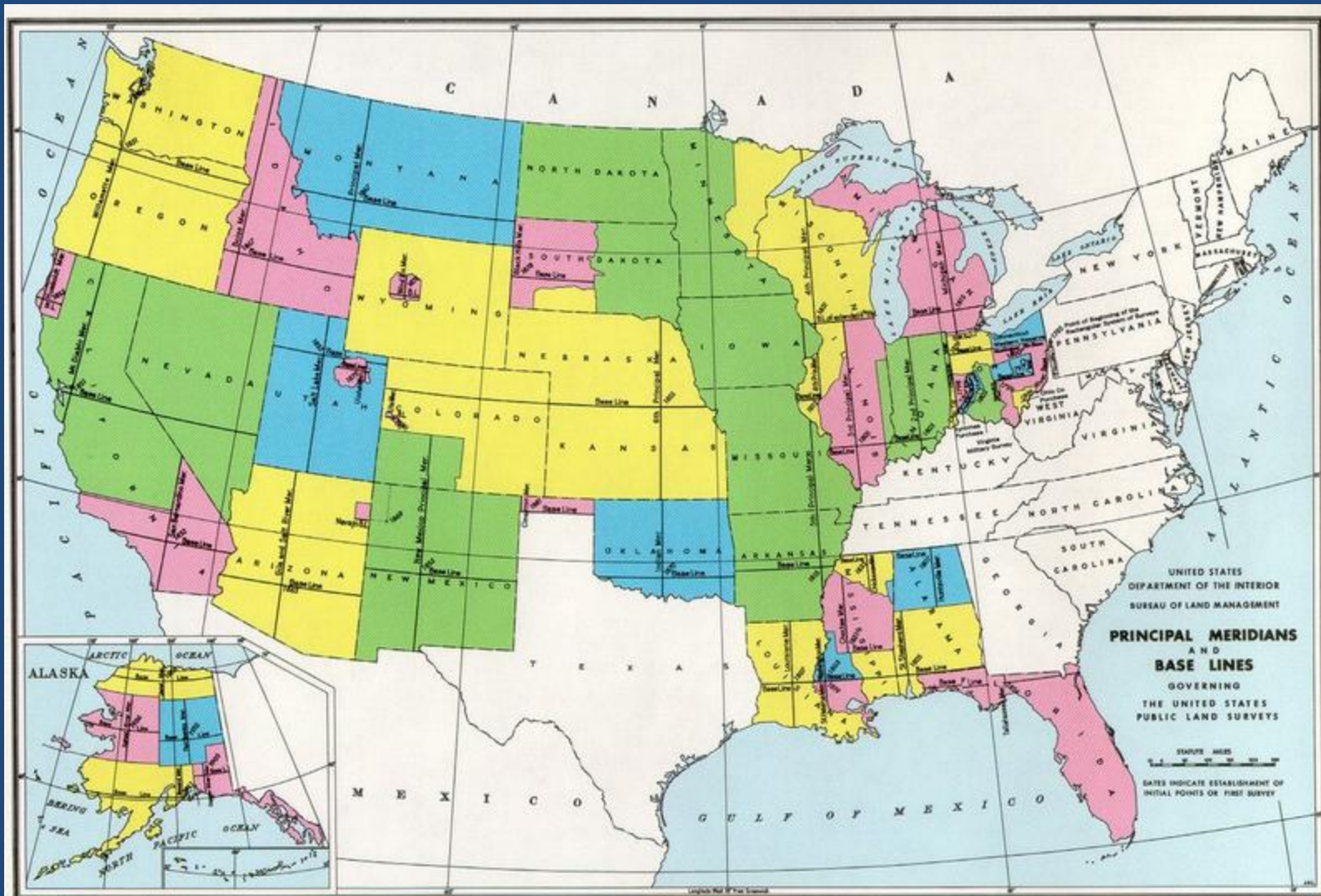
- Completed
- In Progress
- Planned
- Not Planned
- Not a PLSS State

September 2008

How does the PLSS Work?

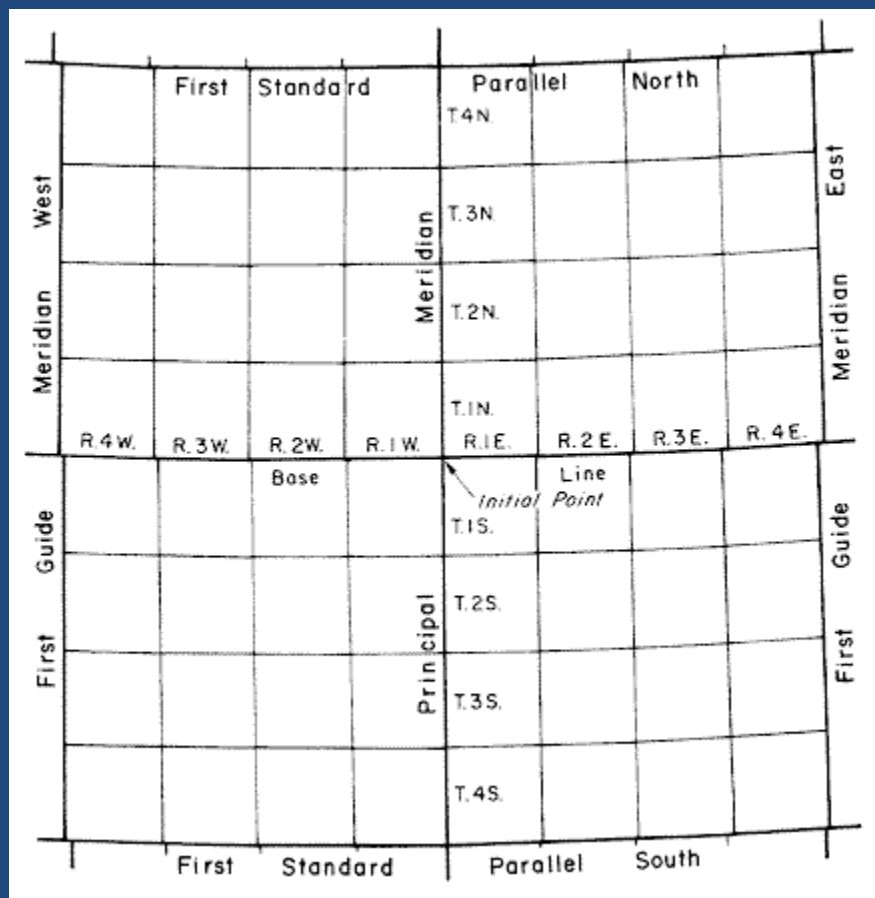
- Initial points are established for surveys within a region
- There are 37 initial points throughout the US
- From those initial points, the principal base line and meridian are surveyed



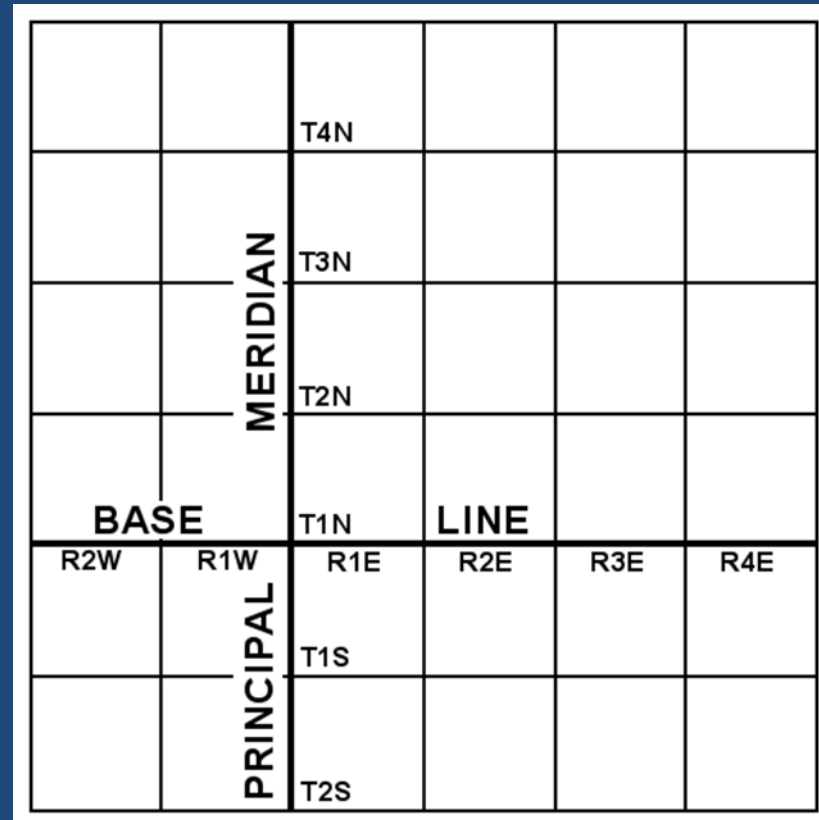


More PLSS Basics

- Standard Parallels and Guide Meridians are surveyed
- Township Boundaries are surveyed



Township and Range Lines



Further PLSS Breakdown

- Townships are divided into sections of approximately one mile square
- Sections are numbered beginning in the northeast corner going west, then south and east again back and forth in an “S” pattern, finishing with section 36 in the southeast corner of the township

S

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N↑

SECTIONS

PLSS Below the Section Level

- The original surveys did not break the system down any further
- Sections and parts of sections were protracted on the plats

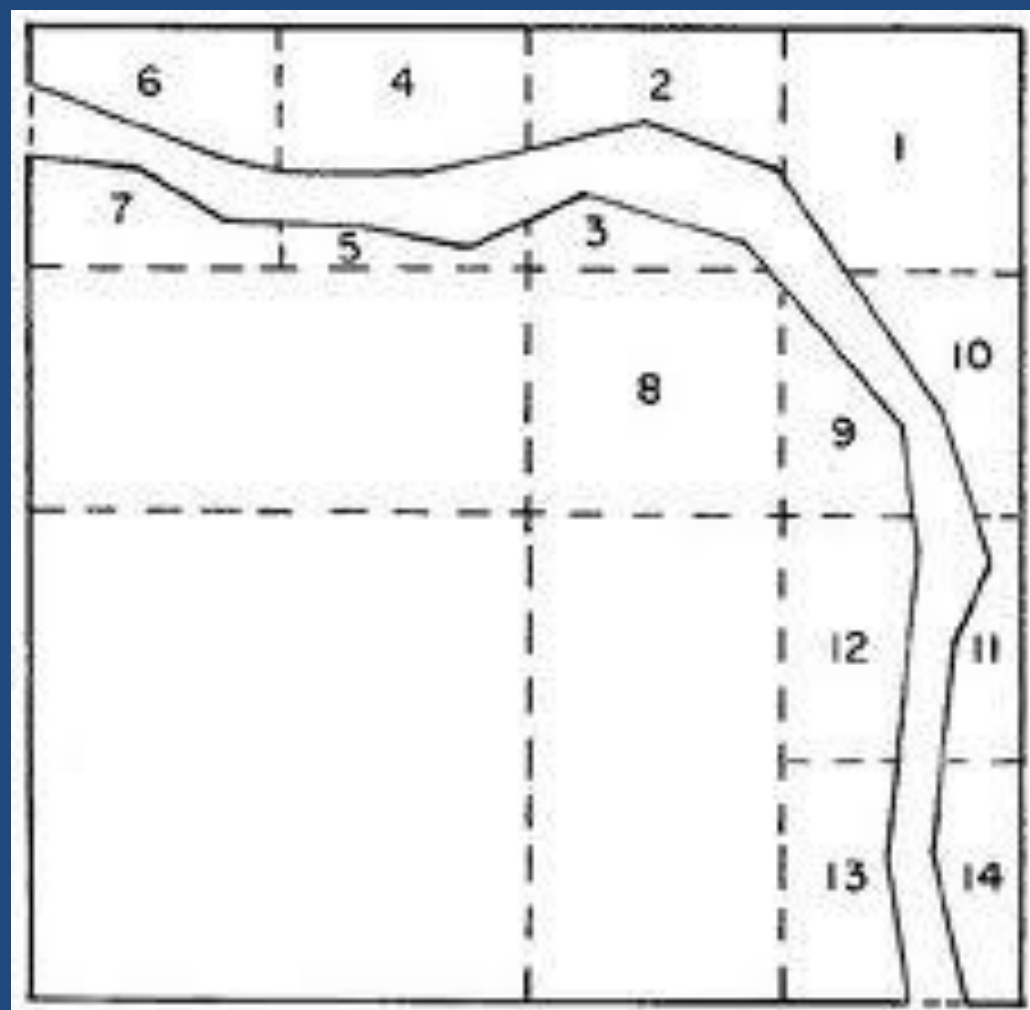
Aliquot Parts

- “Aliquot” means to divide into equal parts leaving no remainder
- Always described in relation to the four points of the compass
- “ $1/2$ ” and “ $1/4$ ” are the only fractions that appear in the description of land by aliquot parts

		5280 feet			
5280 feet	NW 1/4	NW 1/4 NE 1/4		NE 1/4 NE 1/4	
		SW1/4 NE 1/4		SE1/4 NE 1/4	
		N 1/2 NW 1/4 SE 1/4		NW 1/4 NE 1/4 SE 1/4	NE1/4 NE 1/4 SE 1/4
		S 1/2 NW 1/4 SE 1/4		SW 1/4 NE 1/4 SE 1/4	SE 1/4 NE 1/4 SE 1/4
	W 1/2 SW 1/4	E 1/2 SW 1/4	W 1/2 SW 1/4 SE 1/4	E 1/2 SW 1/4 SE 1/4	
					10 acres

Lots

- Lots are irregular or fractional parcels of land in a section that cannot be described in aliquot parts
- Generally lie on the north and west sides of a township or along meandering lakes, ponds, or rivers
- Generally numbered by the same method as sections



Special Surveys

- Tract Surveys: involve areas of land that usually lie in more than one section or that cannot be described wholly as a part of a section

Examples: mineral surveys
homestead surveys

- Metes and Bounds: used for defining parcels of an irregularly shaped parcel that cannot be practically described in any other way

PLSS Summary

- System was designed to provide orderly surveys of the public land for disposal
- Legal descriptions derived from this system intended to provide easily identified parcels of land
- These legal descriptions provide the basis for all land titles in the states where the system is used

Exercise #1

Land Status Records System

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What are Land Status Records?

- Information or data with respect to a parcel of Public Land, it's legal description, and the rights attached to it or its resources
- Determination of federal land status is in the sum of these documents, not a graphic presentation or an index which just lists the highlights

Land Status Records System

Components

- Master Title Plats
- Use Plats and Supplemental Plats
- Historical Indices
- Control Document Index
- Index to Miscellaneous Documents
- Serial Register Pages

Master Title Plat

A Master Title Plat is a composite diagram for a given township on which is depicted:

- basic cadastral survey information
- ownership information (private patent lands, Federal lands, etc.),
- land status information (withdrawals, restrictions, etc.), and
- use authorizations.

MTPs Show

- The land which has been patented,
- Patent numbers,
- Lots and lotting areas from cadastral survey plats,
- Reservations to the United States as stated in the patent
- Public Domain land
- Acquired land
- Withdrawals
- Rights-of-way
- National Forest Lands
- Indian Country Reservations
- Wildlife Refuges

Use Plats

- In addition to the MTP information, displays
 - BLM mineral leases and permits
 - applications for BLM mineral leases and permits i.e. oil & gas, geothermal, coal, etc.
 - The title information on the Use Plat should be identical to that on the MTP
- Each township will have an MTP associated with it, but may not have a Use Plat

Supplemental Plat

- Depicts a congested section or sections within a township, drawn to a larger scale in order to adequately show land status in an area.
- See Supplemental Plat will be noted in the affected section(s).

One Other Type of Plat

Protraction Diagrams and Amended Protraction Diagrams

- A protraction diagram is a graphic display of the extension of the rectangular survey system over unsurveyed Public Lands
- An Amended Protraction Diagram is a protraction diagram that was amended under the standards of BLM IM-WO-93-353.
- Amended Protraction Diagrams provide a higher certainty of location on the ground for users, such as mineral lessees

Historical Index

Provides a history of the land status by identifying all past and present actions that affect title to Federal lands recorded in chronological order.

Control Document Index

Is a reference file consisting of legal documents which affect the ownership/status of public lands. They include:

- patents
- deeds which convey title to public lands to the United States including warranty deeds and quit claim deeds
- copies of state selections
- public land orders
- executive orders
- secretarial orders.

These documents are used to annotate the MTP, USE Plats and HI.

Index to Miscellaneous Documents

A chronological listing of public laws, acts of Congress, and Presidential orders that apply to lands not specifically described which affect the disposition or use of the lands.

Sample Index

Serial Register Page

- Provides land and mineral information about authorizations, including status, geographic location, customer information, acreage, dates (effective, expiration, etc.), and other information
- A Serial Register Page is associated to a case file

Sample Serial Register Page

Serial Numbers

- Prior to 1982, serial numbers began with
CC
Elko
NEV
- 1982 to present:
NVN
(sometimes denoted as “N”)

Parts of an MTP

- Heading
- Plat Designation
- Index to Segregated Tracts
- Remarks Area
- “Current to”
- Additional Information
 - County Name
 - District Name
 - Protraction diagram number
 - Latitude and longitude

Heading

- Gives you the legal description by Township, Range, Meridian and State
- When the township has not been surveyed or has only been partially surveyed, a notation for the survey status will precede the heading
- If the township has been completely surveyed, there will be no notation

Plat Designation

“STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES”

followed by a single line that designates the type of plat, such as

MT PLAT for Master Title Plat

MTP SUPPL for Supplemental Plat

USE PLAT for Special Use Authorizations

OG PLAT for Oil and Gas Plat

GEO PLAT for Geothermal Plat

Index to Segregated Tracts

- Underneath the plat designation
- Shows the resurvey tract numbers for any resurveys
- In addition, the box contains the Township, Range, Section, and subdivision in the original survey for which the resurvey was made

Remarks Area

- Also referred to as the “Right Hand Margin”
- Refers users to the Index of Miscellaneous Documents
- Used to note information that cannot be entered on the plat such as
 - Pending surveys
 - Cases that are subject to existing rights or claims
 - Petitions for restoration of lands
 - Unit Agreements
 - Segregative effect on certain lands, such as lands closed to mining but open to mineral leasing
- Should be read before proceeding with any work associated with the plat

“Current To”

- In the right hand orner of the plat immediately below the remarks area
- Notes the date information was last entered on the plat
- Underneath the box will be a set of abbreviations showing the Meridian, Township and Range

Sample MTP

[http://www.nv.blm.gov/LandRecords/help_files/
image000.pdf](http://www.nv.blm.gov/LandRecords/help_files/image000.pdf)

Interpreting the MTP

- Abbreviations
- Symbols
- Resources

Commonly Used Symbols

Different weight or thickness of lines are used to show ownership status

- Survey weight line: a thin line that depicts the boundaries of a section or boundaries of special surveys
- Patent weight lines:
- Withdrawal lines
- Jurisdictional lines

Patent Lines

- A patent as it relates to public land laws is the instrument (or deed) by which the government conveys title to the public lands
- Two thicknesses or weights of lines used to depict the boundary of patented land
 - **Single weight patent line:** shows that transfer of ownership has occurred on one side of the line
 - **Double weight patent line:** shows that transfer of ownership has occurred on both sides of the line

Patent Number

- Each parcel of patented land is assigned a patent number
- The number is noted at or near the lowest part of the described parcel of land
- Any rights reserved by the federal government will be noted directly below the patent number

Reservations

- Any reservation of mineral rights will be determined by documentation in the individual case file
- “D/C” – all patents issued after 1890 show ditches and canals as reserved to the US
- “All Min” – all of the mineral rights are reserved to the US

Other Conveyances

- SG – public education land grant issued to the state, followed by the date the cadastral survey for the township was approved
- SS – land selected by the state

Withdrawals

- The Federal Government has the right to withdraw land from the public domain for specific purposes
- Shown by the use of a dash-dot line
- Examples include land for
 - National Forests
 - Indian Reservations
 - Military Reservations
 - Reclamation Withdrawals

More on Withdrawals

- Different withdrawals can overlap each other
- Withdrawals can be annotated by various abbreviations
 - EO – Executive Order, and date signed
 - SO - Secretarial Order, and date signed
 - PL – Public Law, and law number
 - PLO – Public Land Order, and order number
 - CL – Classification and abbreviation for type of classification
- Review the withdrawal document to determine the extent of segregation under the public land and mineral laws

Acquired Lands

- Acquired lands are shown on the MTP by a shaded dot pattern
- The notation above the original patent number indicates acquired surface only, acquired minerals only, or acquired surface and minerals
- Fractional mineral interests are shown by the notation “RSTD MIN” meaning “restricted minerals”

Easements

- An easement is an interest or right in land owned by another that entitles its holder to a specific limited use
- Common easements:
 - Pipelines
 - Access roads
 - Transmission lines
- Serial number of easement noted next to symbol
- Width of easement is also noted

Reconveyed Lands

- Are lands that were once or granted but later returned to federal ownership (the public domain)
- Do not require the use of a shading pattern
- When the area of reconveyance is less than the original patent, a survey weight line is used
- The area not conveyed retains the original patent information
- A notation above the original patent number shows which parcel and what right was returned
- The serial number of the transaction is also noted

Special Surveys

- Are surveys that involve unusual applications or departures from the rectangular system

Examples:

Homestead Survey

Mineral Survey

- Both types of surveys are drawn onto the plat using a survey weight line
- The abbreviation for the survey and the survey number are noted in the upper portion of the survey area within the boundaries of the survey

Leases and Permits

- When a lease or permit is shown on a Use Plat, a dash line is used
- The serial number and type of lease or permit will be shown in the lowest part of the leased or permitted area

Historical Index

- The Historical Index (HI) is a chronological listing of all actions that affect the use of title to public land and resources for each township.
- Applications are noted to the Historical Index only when they segregate the land.
- It is a ledger-type document that consists of notations that elaborate on the information shown on the Master Title Plat (MTP).
- There is a Historical Index for each MTP.

How to Read a HI

- The Historical Index consists of a series of columns for entering land status information for the township.
- Begin with the left hand column.

Section or Tract

- The section(s) or tract number(s) involved in a case.
- When a case involves multiple sections, each section number is listed on a separate line in numeric sequence.

Subdivision

Broken into three sub-parts:

- **ALIQUOT PARTS** are shown with an X in the column. Each X indicates a quarter-quarter, or 40 acres of a section and its location in the section.
- **LOTS** - denotes, by number, the lots within the section in the case.
- **OTHER DESCRIPTION** may contain the following information:
 - Land descriptions, which do not fit, into aliquot parts or the lots column.
 - A key township or other township citation.
 - The word ALL-referring to the section notation.

Acres

- Acreage of the case for the township.

Kind of Entry or Purpose of Order

- Explains the action that was taken.
- Abbreviations without periods are used whenever possible
- Contains information about the type of document filed.
- For example:
 - HE Pat Homestead Entry Patent
 - CE Pat Cash Entry Patent
 - PX Apln Private Exchange Application

Serial or File Number

- Contains the patent number on title transfers from the U.S., warranty deed identifications and reconveyed lands.
- Also shows the order numbering when they are numbered.

Date of Action

- Shows the date of action in chronological order.
- This date is when the document was signed.
- When the order or document is not numbered then the date is used as the document identification.
- If two or more entries have the same date, they are entered in document number order.

Remarks

- Contains miscellaneous information about the case.
- Notations of closing, terminations and rejections
- Also, information that was too extensive to be entered in other columns such as:
 - metes and bounds descriptions
 - lengthy aliquot parts descriptions
 - segregations and other land descriptions when the "other descriptions" column contains the notation "see remarks"
 - The serial number of the case may also appear

Some Other Things About the HI

- The Historical Index data is read from the back (latest) to the front (earliest) and from the bottom of the page (latest) to the top of the page (earliest).
- There is a separate Historical Index for actions, which affect the acquisition, uses or disposition of acquired lands. The addition of the words "Acquired Lands" is added to the heading for this Index.
- Mineral Location and Contest Index is an index sheet that uses the same format as the Historical Index but is used to record mining claim litigation and contest actions.

Exercise #2

BREAK

Land Status

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Why Determine Land Status?

You determine land status to answer the question:

Is this particular area of public land
available for geothermal leasing?

What is “Land Status”

Land Status refers to all the information with respect to a parcel of federal interest lands, including:

- Legal description
- The rights, federal or other attached to it or its resources.
- Its classification as mineral lands
- Whether it is surveyed or unsurveyed,
- Availability for entry under various land laws
- Applicability of withdrawals or other special laws, if any
- Any pertinent information which may influence the operation of the public land laws as to its use or disposal

Basis of Land Status

- Answers to land status questions are based on “legal sources.”
- Two categories:
 - Primary
 - Secondary

Primary Sources

- The products of official bodies with the authority to make law.
- Can affect the legal rights of citizens.
- Can be divided into two categories:
 1. Statutory (statutes, regulations, and orders-in-council)
 2. Sources that originate from the executive branch (Executive Orders, Secretarial Orders, Public Land Orders and the Code of Federal Regulations)

Secondary Sources

- Are background resources
- Do not have the power to affect legal rights
- Are referred to for their instructive value and for the references they provide to relevant primary sources of law.
- Can be an excellent starting point for legal research because of broad overview they provide
- Includes textbooks, legal journals, legal encyclopedias, and case law digests/summaries.

Statutes

- Statutes are written laws enacted by legislative bodies, such as the U.S. Congress or a state legislature.
- Two types: public laws and private laws
- Public laws are the type most commonly encountered when determining land status
- Statutes establish the scope of authority of administrative agencies such as the BLM.
- They provide the authority to use a particular area of public land for a particular use.
- They can also close certain areas of public land to certain uses.

Public Laws

Those laws which regulate:

- the structure and administration of government
- the conduct of the government in its relations with its citizens
- the responsibilities of government employees
- the relationships with foreign governments

Finding Public Laws

- First published as “slip laws”
- Published by the Government Printing Office (GPO) and issued in chronological order by public law number
- Citation format:
 - Public law 95-625
 - 95 Pub. L. 625
 - PL 95-625
- Internet sources:
 - <http://thomas.loc.gov>.
 - www.gpoaccess.gov.

U.S. Statutes at Large

- Every public and private law passed by Congress is published in the U.S. Statutes at Large, in order of the date it was enacted into law
- Published by the Office of the Federal Register (OFR), National Archives and Records Administration (NARA)
- Citation: Volume “Rev Stat.” page number
Example:
- Electronic copies:
GPO Access website - <http://www.gpoaccess.gov>
Search under “Legislative Resources”
- Paper copies: Any law library and most court houses

US Code

- Reorganizes statutes by subject matter, eliminating expired and amended sections
- U.S. Code is divided into 50 titles
- Citation format: Title No., “USC” Section (pub. Year)
Example: 43 USC 772 (1976)
- Electronic copies:
GPO Access website - <http://www.gpoaccess.gov>
Search under “Legislative Resources”
- Paper copies: Any law library and most court houses

Regulations

- In general, legislatures first set broad policy mandates by passing statutes
- Agencies create more detailed regulations through rulemaking
- Proposed rules and final rules are published in the Federal Register
- The Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government.

Regulations (cont.)

- The CFR is divided into 50 titles that represent broad areas subject to Federal regulation. Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis.
- Citation Format: Title No. “CFR” section (year)
Example: 43 CFR 3207.15 (2009)
- Electronic copies:
<http://www.gpoaccess.gov/>
(current year only)
- Paper Copy:
BLM State Office Information Access Center
(IAC)

Executive Orders

- An executive order is an order issued by the President, as the head of the executive branch. Executive orders do have the full force of law since issuances are typically made in pursuance of a specific statute, some of which specifically delegate to the President some degree of discretionary power in a certain area.
- Citation format: Executive Order or “E.O.” followed by a number or a date.
Examples: “E.O. 56321” or “EO 8/18/1919.”
- Electronic Copies:
 - The Office of the White House website:
www.whitehouse.gov
 - The Office of the National Archives website:
www.archives.gov/federal-register/executive-orders/disposition.html;
 - GPO access website:
<http://www.gpoaccess.gov>.
Search under “Executive resources – Presidential Materials.”

Secretarial Orders

- Are Orders issued by The Secretary of the Interior.
- Electronic copies:
doi.gov
“Public – Other Resources” then
“Secretarial Orders.”
- Direct link web address:
http://elips.doi.gov/app_so/index.cfm?fuseaction=ChroList
- Paper Copies: IAC

Public Land Orders

- Orders signed by the Secretary or Assistant Secretary of the Interior which provided for a specific designation of public lands.
- Electronically: BLM website. On the front page of the national webpage, maximize “information center” and select link to “Laws, regulations, and Policies.” You will be able to follow a link to Public Land Orders. Direct link web address:
(http://www.blm.gov/wo/st/en/prog/more/lands/public_land_orders.html)
- Note: The BLM website will provide a Federal Register citation for each PLO, you can then look up the Federal Register citation on the GPO Access website.
- Hard copies: This office (IAC) maintains copies of relevant orders in the CDI, organized by township.

The Federal Register

- The official journal of the U.S. Government
- Contains publications and public notices from government agencies, including:
 - proposed and final regulations
 - public land orders
 - draft and final Environmental Impact Statements
 - orders from the President (Executive Orders)
 - Orders from Cabinet Secretaries (Secretarial Orders)
- Citation format: volume “FR” page number
Example: 44 FR 33238
- Electronic copies:
 - GPO Access website
 - <http://www.gpoaccess.gov/fr/index.html>
- Paper Copies: IAC and the Office of the Federal Register

Title

- Is the legal right to possession of property
- Fee simple estate: The owner controls the surface, the subsurface and the air above a property.
- Split estate: the surface rights and subsurface rights (such as minerals rights) are owned by different parties.
- Mineral rights take precedence over other rights, including surface rights
- The mineral owner must show due regard for the interests of the surface estate owner and occupy only those portions of the surface that are reasonably necessary to develop the mineral estate.

Documents Affecting Title

Patent

- A supreme title to land granted by the Federal Government with respect to land originally acquired by treaty
- Grants the rights to the described land to the individual person named on the patent and to their heirs and their assigns forever

Deed

- A written document for the transfer of land or other real property from one person to another
- General types:
 - Quitclaim: conveys only such rights as the grantor possesses
 - Warranty: conveys specifically described rights which together comprise good title

Reconveyed and Acquired Land

To understand the status of a parcel containing Reconveyed or Acquired Land, consult

1. The early GLO/BLM records for original disposal
2. The county records for everything that happened to that parcel while out of federal ownership
3. The GLO/BLM records for what has happened since reconveyance/acquisition

Note: Land reconveyed to the BLM prior to may need to be “opened” before it can be leased

Opening Orders

- An Opening Order is a Secretarial Order that opens reconveyed lands to mineral entry, mineral leasing, or other public land laws
- The need for an opening order depends on the authority used to reconvey the land
- For example, reconveyed lands that were exchanged under the provisions of the Taylor Grazing Act **require** an opening order
- It may be necessary to review the title acceptance decision in the reconveyance case file to determine whether an opening order is needed

Where to Find Title Documents

Electronically:

The BLM General Land Office Records website

<http://www.glorerecords.blm.gov/>

Hardcopies:

The BLM Nevada State Office's Information Access Center (IAC), maintains microfiche copies of documents affecting title to public lands.

GLO Records

The General Land Office (GLO) Federal Land Patent Records Website provides:

- live access to Federal land conveyance records for the Public Lands states
- image access to more than three million Federal land title records for Eastern Public Land States, issued between 1820 and 1908
- Images of Serial Patents (land titles issued between 1908 and the mid-1960's)
- Images related to survey plats and field notes, dating back to 1810, are be added to the site on a state-by-state basis

IAC

- Maintains microfiche copies of documents affecting title to Nevada Public Lands, including:
 - The Control Document Index (CDI)
 - Index to Miscellaneous Documents
 - Mineral Survey Plats
 - Serial Register Pages for case files dated prior to
- Also maintains copies of
 - Opening Orders
 - Public Land Orders
 - Other Secretarial Orders

Exercise #3

Writing Legal Land Descriptions and Calculating Acreage

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Method

In NVSO Adjudication, we use the following format for writing legal land descriptions:

Township, Range, Meridian, State
section, subdivision

Meridian

- Abbreviated with capital letters or a number

Ex: Mt. Diablo Meridian = MDM or 21

Township

- Abbreviated as a capital T
- Irregular Townships - use “.25” or “.5” or “.75” after township number.
- Ex: T. 23.5

Range

- Abbreviated as a capital R
- Ex: R. 10 N.

Section

- Abbreviated with lower case letters as sec. (with a period following the “c.”)
- Ex: sec. 19

Aliquot Parts

- Aliquot parts should be described using the largest possible subdivisions
- write parts beginning with the NE, and proceed counterclockwise
- Tip: write aliquot part descriptions from right to left
- BLM NVSO does not include fractional notations or numbers in LLDs except when noting halves.
Ex. N2, E2W2

Ex: sec. 19, NE, E2W2, N2SE

The Comma

- Commas in the land description mean
“AND THE”
- The absence of commas means
“OF THE”

Writing Lots

- Write the lots followed by the aliquot parts
- Each lot number will be separated by a comma
- Three or more consecutively can be separated by the word “thru”
- At BLM NVSO, you can also use a “-”
- Nonconsecutive lots should be written in ascending order, from lowest to highest number

Ex. sec. 18, lots 1-4, NE, E2W2, N2SE

Special Surveys

- Survey abbreviation followed by the survey number
- Ex: MS 900 (mineral survey number 900)

Protraction Diagrams

- Nominations including land in an approved protracted survey must include the entire section
- Write “PROT” before “All”

Example: sec. 18: PROT All

Calculating Acreage

- Sections = 640 acres
- Aliquot Parts

Subdivision	Example	Acres
half	N2	320
quarter	SW	160
half-quarter	S2NE	80
quarter-Quarter	NWNW	40
half-quarter-quarter	E2NESW	20
quarter-quarter-quarter	NENWSE	10
half-quarter-quarter-quarter	W2NWNESW	5
quarter-quarter-quarter-quarter	NENWSESW	2.5

More Acreages

- Lots – can be found on plat, but official acreage for a lot is found on survey plat and in survey notes.
- Protraction diagrams: irregular acreage is noted under the section number
- Special Surveys: acreage can be found on actual survey plat and is noted in LR2000 LLD Acreage report

Geothermal Nominations

- A nomination is a description of lands that you seek to be included in one lease
- Each nomination may not exceed 5,120 acres, unless the area to be leased includes an irregular subdivision
- Your nomination must provide a description of the lands nominated by legal land description

43 CFR 3210(b)

Irregular Subdivisions

- Are subdivisions of a section that are not aliquot parts

Examples: lots

non-aliquot special surveys,
meanders

- Apply the Rule of Approximation when configuring your parcel

Rule of Approximation

When a parcel exceeds the acreage limit because the parcel contains one or more irregular subdivision, if the elimination of the irregular subdivision would result in a deficiency greater than the excess acres resulting in the inclusion of the irregular subdivision

Applying the Rule of Approximation

Deficiency = Total parcel acres – acreage
of irregular subdivision

Excess = Total parcel acres – 5,120 acres

If Deficiency > Excess, include irregular
subdivision in parcel

If Deficiency < Excess, remove irregular
subdivision from parcel

Exercise #4

LR2000 Reports

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What is LR2000?

- The Legacy Rehost System (LR2000) provides a searchable database for public reports on
 - BLM land and mineral use authorizations
 - conveyances,
 - mining claims,
 - withdrawals
 - classifications.
- It enables users to access the same information over the Internet as in the BLM State Office Information Access Centers.

What Databases are Available in LR2000?

Case Recordation
Legal Land Description
Mining Claim Recordation
Status

Case Recordation (CR)

- Contains information on:
 - Leases
 - Permits
 - Contracts
 - Grants
 - Agreements
 - Mineral Patents
 - Use Authorizations, etc.

More on Use Authorizations

- Use Authorizations are issued for the following activities: oil and gas, geothermal, oil shale, coal and other minerals, sand, gravel, rights-of-ways (communication sites, power facilities, roads, railroads, telephone lines, pipelines, wind power, solar power, and more), land exchanges and acquisitions, land use withdrawals, mineral patents, land classifications, land claims, land sales, land grants, etc.
- Information on the use authorization includes customer data, location, date of issuance, the actions that have taken place, and other applicable information.

Legal Land Description (LLD)

- Contains cadastral survey data including:
 - Meridian
 - Township
 - Range
 - Section
 - Survey type
 - Acreage
 - Geopolitical information
- The surface management agency in LLD is coded as BLM, even when the land is privately owned, unless the land is located within a National Park, National Forest, etc.

Mining Claim Recordation (MC)

- Contains information on unpatented mining claims located on federal lands including:
 - claimant name
 - approximate location
 - other **Mining** applicable information.
- Does NOT contain mineral patent information

Status (ST)

- Contains information on title transfer documents, such as:
 - land patents
 - land grants
 - warranty deeds, to and from the USA
- ST also contains land withdrawal and classification information which is used to determine surface and subsurface segregation's on a parcel of land.

What is Not Available in LR2000?

- Information on Alaska
- The original documents including patents deeds, leases, public land orders, and case files
- Case Recordation does not include information on grazing, timber, mineral production, recreation, or other natural resource programs.
- For more information on other programs in the Federal Government use USA.gov or go to BLM's home page.

Accessing LR2000

- LR2000 can be accessed through the Nevada BLM website,
<http://www.blm.gov/nv/st/en.html>
- Direct link:
<http://www.blm.gov/lr2000/>
- Helpful Hints and Tricks handout will help you better navigate LR2000 website

Serial Register Pages

- Are a component of the Land Status Records System
- Provides a subset of information, entered to date, from the official case file, for a land or mineral case.
- Used to find out more information about a case that affects your parcel
- Can also be used to monitor activity on any of your existing geothermal leases, utilization sites, unit agreements or participating areas

Format for Entering Serial Numbers

- NEV vs CC vs ELKO serial numbers have a “0” prefix
- NVN serial numbers do not have a prefix
- Exchange serial numbers have a FD and PT suffix
- Units have a X suffix
- Participating Areas (PA) have a 01 suffix

Recommended Reports

Before submitting a nomination for geothermal competitive lease sale, it is recommended you run the following LR2000 reports:

Pub CR Geothermal Nomination

Pub All Systems Geo Report

Pub LLD Acreage Report

Reference Codes

- To run the LR2000 reports you will need to use reference codes.
- All reports require you to select a code rather than the name as your selection criteria.
- Links to reference codes are found at:

http://www.blm.gov/lr2000/c_g.htm

- You may want to print all of the codes below for reference:
 - Casetypes
 - Action codes

Help Guides

The user guides contain information on the purpose of the report, search criteria, and step-by-step instructions on how to get the report. The following sections for help guides are:

- General Help Guides

- Popular Reports

- Simplified Reports

- All Systems Reports

- Case Recordation Reports

- Legal Land Description Reports

- Mining Claim Reports

- Status Reports

Links to the User Guides can be found at

<http://www.blm.gov/lr2000/rptsum.htm>

Recommended Reports

Before submitting a nomination for geothermal competitive lease sale, it is recommended you run the following LR2000 reports:

Pub CR Geothermal Nomination

Pub CR Geo Report w/Land

Pub LLD Acreage Report

Pub CR Geothermal Nomination

- This report lists the land descriptions for lands nominated for a geothermal sale.
- Use this report to find out if any part of your parcel has a pending geothermal nomination that might not be noted on the Geo Plat

Pub CR Geo Report w/Land

- This report provides information about cases, within a specific geographic location (state, meridian/township/range/section).
- This report does not include customer information.
- The output varies by the report format selected for viewing or printing.
- Used to about pending and authorized actions that affect your parcel, including mining plans of operations
- Run a Serial Register Page report to find out more about a particular case, including customer information

Pub LLD Acreage Report

- This report lists the admin state, geo state, meridian, township, range, section (MTRS), survey type, survey number, survey suffix, nominal location (NENE), and acreage for each piece of land
- Unlike the LLD Summary report, this report shows the total acreage within each section
- Use this report to calculate the acreage of your parcel
- If there is a discrepancy between the acreage shown on this report and the MTP, go to the survey plat to determine the official acreage

Exercise #5

BREAK

Final Exercise

- Given an MTP, HI, and LR2000 reports, complete BLM Form 3203-001, Nomination of Lands for Competitive Geothermal Leasing

What Happens From Here?

- NVSO Adjudication verifies land status and parcels the nominated lands
- Parcels are submitted to the appropriate FO(s) for review regarding:
 - Adequacy of existing NEPA documentation
 - Conformance to land use plans
 - Significant changes that may have occurred since NEPA was last performed
- FO will either
 - recommend the parcel for inclusion in the sale with identified stipulations
 - or
 - defer them for further examination

Questions?